| 144.0 | 0007 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 890,400 / 890,400 |
| | | | | | USE VALUE: | 890,400 / 890,400 |
| | | | | | ASSESSED: | 890,400 / 890,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 157 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ALYEA GARRET |
| Owner 2: | ALYEA-THOMAS KAREN E |
| Owner 3: | |
| Street 1: | 157 NEWPORT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BARMASHI PETER & ALICE L - |
| Owner 2: | - |
| Street 1: | 157 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,022 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Asbestos Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8022.000 | 358,100 | 3,800 | 528,500 | 890,400 |
| Total Card | 0.184 | 358,100 | 3,800 | 528,500 | 890,400 |
| Total Parcel | 0.184 | 358,100 | 3,800 | 528,500 | 890,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.55 | /Parcel: 510.5

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 94472

**GIS Ref**

**GIS Ref**

**Insp Date** 07/26/16

Parcel ID 144.0-0007-0006.0

!11276!

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 358,200 | 3800 | 8,022. | 528,500 | 890,500 | 890,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 268,600 | 3800 | 8,022. | 495,500 | 767,900 | 767,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,600 | 3800 | 8,022. | 409,600 | 682,000 | 682,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,600 | 3800 | 8,022. | 376,600 | 649,000 | 649,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 240,900 | 3800 | 8,022. | 343,500 | 588,200 | 588,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 234,800 | 3800 | 8,022. | 336,900 | 575,500 | 575,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 234,800 | 3800 | 8,022. | 313,200 | 551,800 | 551,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 234,800 | 3800 | 8,022. | 298,000 | 536,600 | 536,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:27:50 |

**LAST REV**

| Date | Time |
|---|---|
| 09/08/16 | 08:27:20 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11276

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BARMASHI PETER | 47542-88 | | 5/31/2006 | | 544,000 | No | No | | |
| | 11258-594 | | 11/28/1966 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 94472 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/8/2015 | 1528 | Heat App | 2,000 | | | | | |
| 6/25/2015 | 798 | Addition | 130,000 | | 6/25/2015 | | | Remove mudroom fro |
| 12/3/2008 | 1467 | Redo Kit | 62,595 | | | | | new windows.redo b |
| 10/27/2002 | 906 | Manual | 1,800 | | | | | REPLACE DOOR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/26/2016 | Meas/Inspect | DGM | D Mann |
| 7/26/2016 | Permit Visit | DGM | D Mann |
| 11/18/2008 | Meas/Inspect | 336 | PATRIOT |
| 10/15/2006 | MLS | HC | Helen Chinal |
| 12/29/1999 | Inspected | 276 | PATRIOT |
| 11/30/1999 | Mailer Sent | | |
| 11/23/1999 | Measured | 256 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8022 | | Sq. Ft. | Site | | 0 | 80. | 0.82 | 9 | | | | | | | | | 528,528 | | | | | | 528,500 | |

Total AC/HA: 0.18416 | Total SF/SM: 8022 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 528,528 | Spl Credit | Total: 528,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 5 - Asbestos | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 15 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.25206423 |
| Const Adj.: | 0.95465451 |
| Adj $ / SQ: | 149.411 |
| Other Features: | 85600 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 401406 |
| Depreciation: | 43352 |
| Depreciated Total: | 358054 |

## COMMENTS

PDAS SINK/TOILET IN BSMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

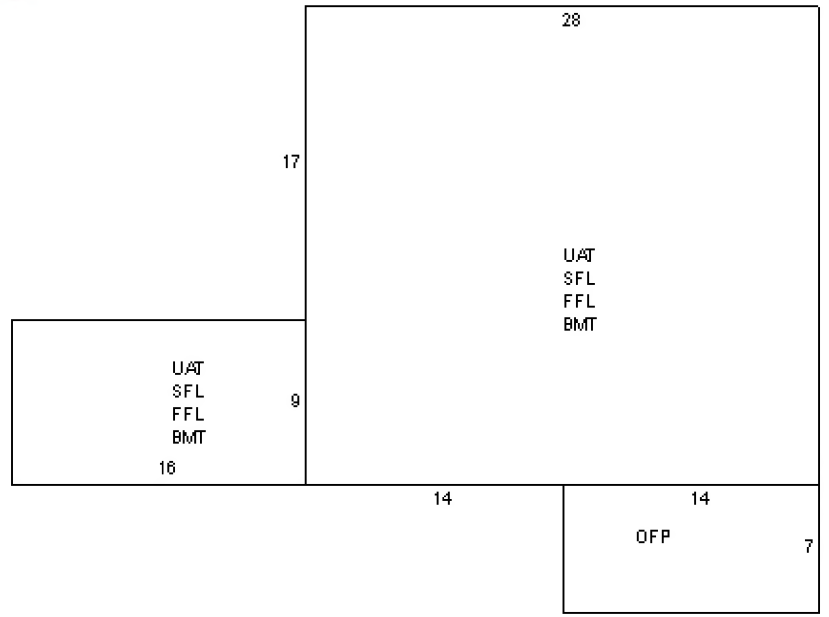
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 149.41 |
| Special Features: | 0 | Val/Su Net: | 122.14 |
| Final Total: | 358100 | Val/Su SzAd | 205.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 872 | 44.820 | 39,086 |
| FFL | First Floor | 872 | 149.410 | 130,286 |
| SFL | Second Floor | 872 | 149.410 | 130,286 |
| UAT | Upper Attic | 218 | 59.760 | 13,029 |
| OFP | Open Porch | 98 | 31.830 | 3,119 |
| | Net Sketched Area: | 2,932 | Total: | 315,806 |
| Size Ad | 1744 | Gross Are | 3586 | FinArea 1744 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

144.0-0007-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 14X18 | A | AV | 1950 | 24.92 | T | 40 | 101 | | | 3,800 | | | 3,800 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,800 | Total Special Featues: | Total: 3,800 |